



## 4 PARK AVENUE

LEEDS, LS8 2JH

£1,595,000  
FREEHOLD

Monroe is proud to EXCLUSIVELY offer 4 PARK AVENUE. This stunning and fully refurbished family home offers over 5,000 Sqft in total and is set in the sought after location of ROUNDHAY.

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# 4 PARK AVENUE

- Unique Property • Tranquil Surroundings • Tastefully Finished • 6 Generous Bedrooms • Over 5000 Sqft • Bisca Staircase • Bespoke Kitchen Diner • Double Garage • Private Setting • Sought After North Leeds Location



Welcome to 4 Park Avenue, located in the highly sought-after Roundhay North Leeds. This stunning home boasts meticulously designed entertaining spaces, and has been lovingly maintained by its current owners. With a total of 5,129 square feet, this spacious property offers plenty of room for relaxation and entertainment.

4 Park Avenue is a truly unique detached property having been modernised by the present owners to the highest of standards and having bespoke fixtures and fittings throughout.

This is rare opportunity and comes with electric gates on entrance and is stunning from start to finish. You'll be immediately impressed with the modern design of this property.

The grand entrance hallway offers a bespoke Bisca staircase and access to the dining room and formal living room.

The absolute showstopper of this property is the open plan kitchen diner every part of this is sensational offering a Mark Wilkinson bespoke kitchen, granite worktops, double Belfast sink, double Falcon Range cooker and direct access to the utility, study, pantry, playroom and double garage and store. This property has so much to offer and is a one in a lifetime opportunity.

The breath-taking formal living room is bespoke throughout offers a media wall with DRU gas fire and inset led lights making this the heart of home and perfect for entertaining guests.

On the first floor of this exquisite residence welcomes you with its spacious rooms. The principal suite is a luxurious five-star retreat, featuring a fully tiled ensuite and a dressing room. The ambiance is simply sensational. Furthermore, there are four additional generously sized double bedrooms, one of which includes an en-suite, walk-in storage, and a sizable sixth bedroom that can either be used as a playroom or comfortably accommodate a double bed.

4 Park Avenue is accessed via a private driveway with remote controlled electric gates. There is ample parking for numerous vehicles as well as an integral double garage. The garden is predominantly to the front of the property and is fully enclosed providing a good degree of privacy. There are a number of mature trees, shrubs and plants and the garden is mainly laid to lawn with a pathway that leads round to the side of the property where there is a further terrace area that can also be accessed from the kitchen.

## ENVIRONS

The Roundhay conservation area is extremely

sought-after benefitting from scenic, leafy surroundings as well as excellent school catchment, close proximity to Roundhay Park, Canal Gardens and the tennis courts and the amenity-rich cosmopolitan areas of Oakwood and Street Lane. Families will enjoy The Grammar School at Leeds, Roundhay High School and outstanding primary schools within close reach.

#### REASONS TO BUY

- Excellent school catchment location
- High standards throughout
- Highly sought-after location
- Superb amenities close by
- Six spacious bedrooms
- 2 en suites and house bathroom
- Double garage and store
- Thoughtfully landscaped grounds

#### SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## 4 PARK AVENUE





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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

**Council Tax** – Band G

**Viewings** – By Appointment Only

**Floor Area** – 5129.00 sq ft

**Tenure** – Freehold





Gross internal floor area including garage & eaves (approx.): 476.5 sq m (5,129 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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